031.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,063,900	/	1,063,900
USE VALUE:	1,063,900	/	1,063,900
ASSESSED:	1,063,900	/	1,063,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HERATY JOHN E/TRUSTEE	
Owner 2:	KIELTY REAL ESTATE TRUST	
Owner 3:		
Street 1:	24 CHENERY TERR	
Street 2:		
Twn/City:	BELMONT	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02478	Type:

PREVIOUS OWNER

Owner 1:	17 PALMER STREET LLC -
Owner 2:	C/O ALYSSA MICKLE MANAGER -
Street 1:	31 BOULEVARD RD
Twn/City:	WELLESLEY
St/Prov:	MA Cntry:
Postal:	02481

NARRATIVE DESCRIPTION

This parcel contains 6,675 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1902, having primarily Asbestos Exterior and 2732 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6675.000	567,700		496,200	1,063,900
Total Card	0.153	567,700		496,200	1,063,900
Total Parcel	0.153	567,700		496,200	1,063,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.42 | /Parcel: 389.4

Legal Description

User Acct

21292

GIS Ref

GIS Ref

Insp Date

10/07/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 031.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	567,900	0	6,675.	496,200	1,064,100	1,064,100	Year End Roll	12/18/2019
2019	105	FV	437,000	0	6,675.	527,200	964,200	964,200	Year End Roll	1/3/2019
2018	105	FV	437,000	0	6,675.	384,600	821,600	821,600	Year End Roll	12/20/2017
2017	105	FV	410,700	0	6,675.	334,900	745,600	745,600	Year End Roll	1/3/2017
2016	105	FV	483,700	0	6,675.	285,300	769,000	769,000	Year End	1/4/2016
2015	105	FV	400,800	0	6,675.	279,100	679,900	679,900	Year End Roll	12/11/2014
2014	105	FV	352,500	0	6,675.	229,500	582,000	582,000	Year End Roll	12/16/2013
2013	105	FV	365,400	0	6,675.	218,300	583,700	583,700		12/13/2012

!2555!

PRINT

Date	Time
12/10/20	17:56:48

LAST REV

Date	Time
11/17/20	11:21:10

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2555

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
17 PALMER STREE	63893-79		7/10/2014		790,000	No	No		See regisnation and acceptance of trustees 70
MICKLE ALYSSA/T	54710-526		5/20/2010	Convenience	1	No	No		
MICKLE ALYSSA	51409-33		7/7/2008	Family	1	No	No		
SCARPONI ADELAI	42291-586		3/23/2004	Convenience	475,000	No	No		
BRANDOLINI ADEL	25820-464		11/15/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	21292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2020	1077	Re-Roof	22,000	C				
6/28/2017	756	Inter Fi	16,000	C				
7/15/2014	811	Porch	15,000					
2/18/2014	126	Manual	2,400	O				
1/17/2014	49	Redo Kit	22,730	O				
11/2/2009	1090	Manual	1,800					
9/15/1996	444	Manual	2,500					REBUILD WDK 10X12
5/18/1992	181	Manual	3,600					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2018	Mail Update	MM	Mary M
4/23/2018	Mail Update	MM	Mary M
10/7/2017	MEAS&NOTICE	HS	Hanne S
7/22/2014	Info Fm Prmt	PC	PHIL C
5/12/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
3/5/2014	Info Fm Prmt	EMK	Ellen K
5/6/2009	Measured	189	PATRIOT
3/24/2000	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6675		Sq. Ft.	Site		0	80.	0.93	1									496,198						496,200	

Total AC/HA: 0.15324 | Total SF/SM: 6675 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 496,198 | Spl Credit | Total: 496,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.03433383
Const Adj.:	0.94990498
Adj $ / SQ:	157.203
Other Features:	151479
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	697481
Depreciation:	129732
Depreciated Total:	567750

COMMENTS

OF=SINK BMT AND SHOWER STALL FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	3	1	
1	4	1	
Totals			
3	10	3	

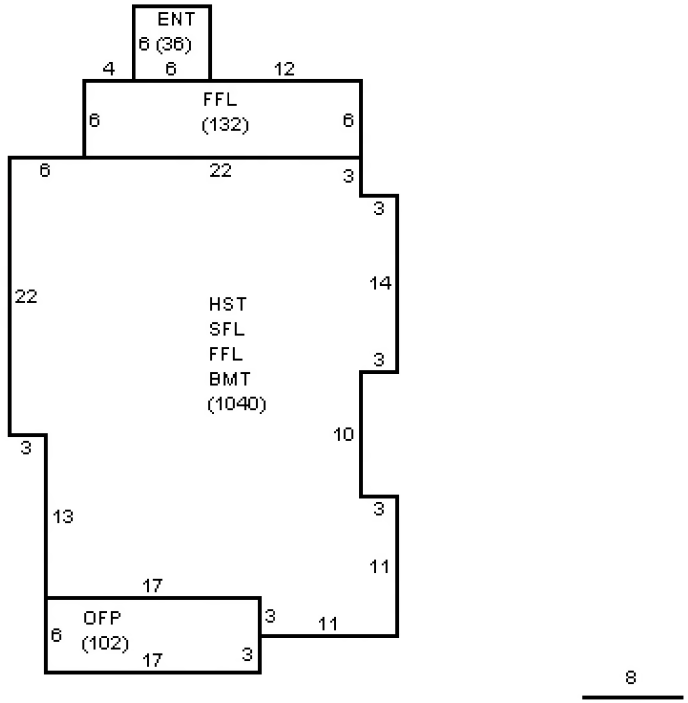
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.92
Special Features:	0	Val/Su Net:	145.19
Final Total:	567700	Val/Su SzAd	207.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,172	157.200	184,242
BMT	Basement	1,040	47.160	49,047
SFL	Second Floor	1,040	157.200	163,491
HST	Half Story	520	157.200	81,746
OFP	Open Porch	102	31.040	3,166
ENT	ENTRY	36	25.080	903

Net Sketched Area:	3,910			Total:	482,595
Size Ad	2732	Gross Are	4430	FinArea	2732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

031.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	PR	1975	0.00	T	56.3	105						

More:	N	Total Yard Items:		Total Special Featues:		Total:	